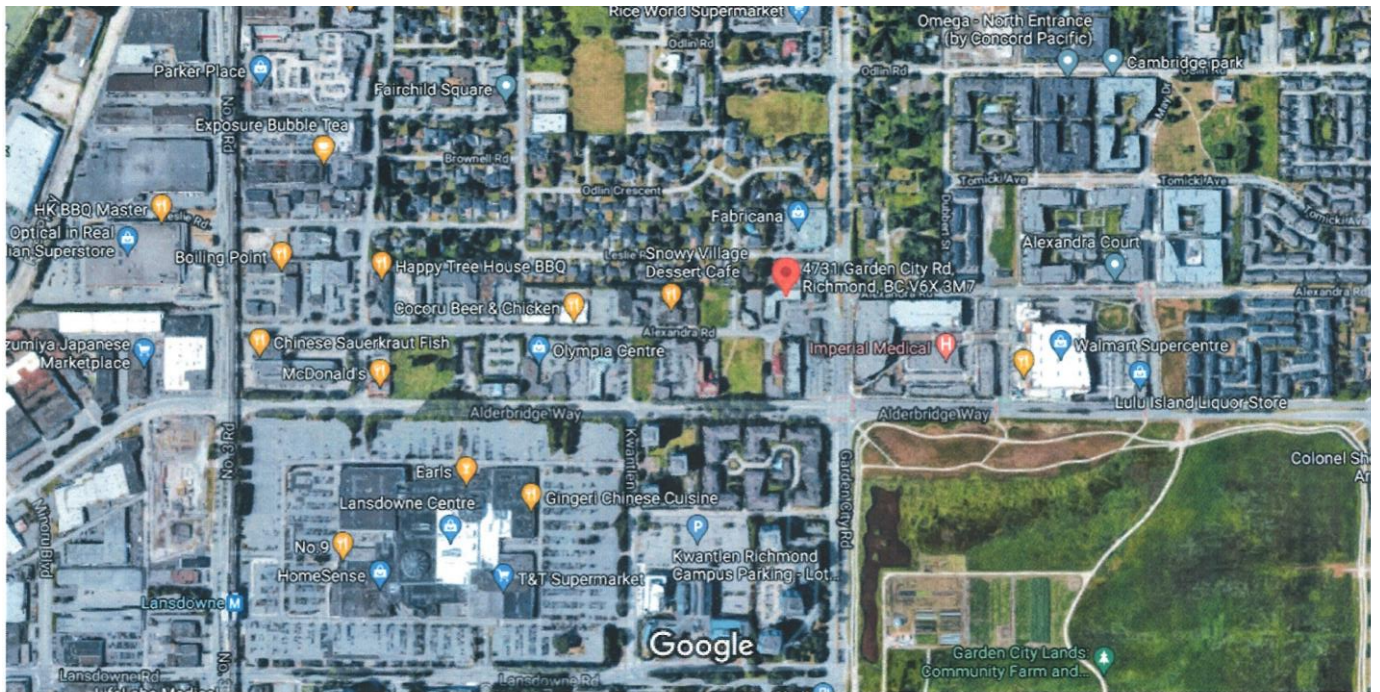


4751 Garden City Road, Richmond, BC For Lease



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, IMTCAN, Maxar Technologies, Map data ©2021 100 m



Garden City Plaza

- Perched on Richmond city centre surrounded by tens of thousands of households
- Located at the busiest intersection in Richmond, Garden City Rd & Alderbridge Way, more than 88,000 vehicle counts per day
- Also intersects with Alexandra Road, a street lined with gourmet restaurants, which brings lots of foot traffic
- Generous retail/office space with conspicuous banner spot: 284sqft ground level store front reception/lobby + 3,059sqft 2nd level



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Premises

4751 Garden City Road, Richmond offers generous retail/office space with high ceiling reception area and conspicuous sizable banner spot on 2nd level of the building. Walmart, Marshalls, T&T Supermarket, Kwantlen Polytechnic University, Lansdowne Centre, gourmet street Alexandra Road, Lansdowne skytrain station are nearby.

Perfect for medical clinic, Yoga, Pilates and wellness centre.

Salient Facts

Available unit

Unit 145	284.19sqft G/F store front reception/lobby
	3,059.00sqft second floor retail/office
Total	3,343.19sqft

Base Lease rate: \$29 per sqft triple net

Operating cost*: \$22.50 per sqft (2024 estimate)

Term: 5 years

Available: Immediately

Zoning: CA

Year Built: 1989 (Renovated 2016, Roof 2013)

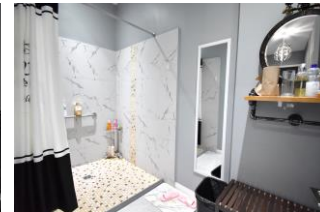
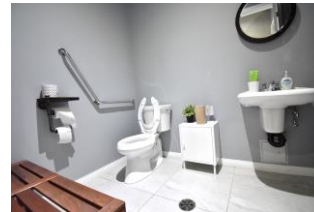
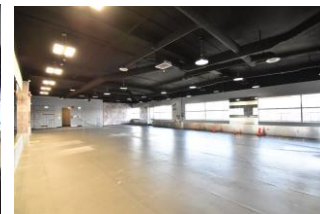
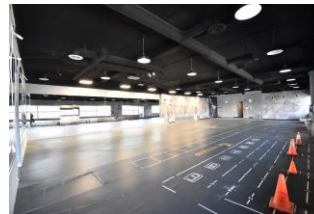
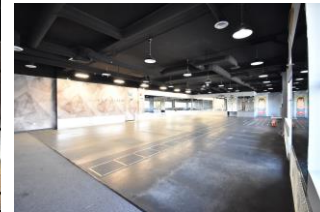
Power: 100amp

Parking: 162 customer parking stalls in the plaza

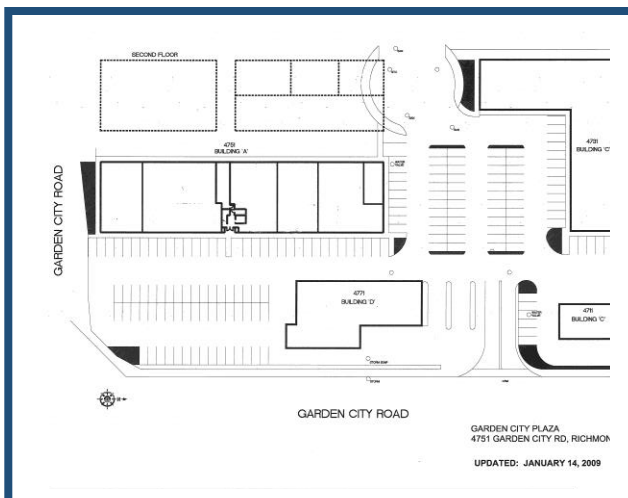
*Operating cost includes:

- Free parking for tenants and employees, except 6pm-9pm
- Property Tax, Property Insurance and CAM
- CAM includes extra services inside tenants unit: water, pest control, HVAC repair and maintenance, Fire safety devices annual inspection and repair

Unit 145



Site Plan



Floor Plan

